

Case No. 54-07-19-09

FOR OFFICE USE ONLY:

Zone: A-1

Fee Amount: \$500.00

Receipt #:

Tax Map No: 51-39A

Date Paid: June 3, 2019

Check #: 211

By who? A. Watson

9 Woodberry Station

Woodberry Forest VA 22989



MADISON COUNTY
APPLICATION FOR SPECIAL USE PERMIT

Date: June 3, 2019

The undersigned owner/applicant of the following described property hereby applies for a Special Use Permit as required by Article(s) 3-2-14, 3-2-19, and 3-2-9 of the Zoning Ordinance of Madison County, Virginia.

Owner of Record:

Name: Poole Holdings, LP

Address: 9427 Oak Park Road Locust Dale, VA 22948

Phone No.:

E-Mail: wmlong@gmail.com

Applicant:

Name: Poole Holdings, LP

Assisting attorneys: Anna Flewelling Watson, Esq. and Frank A. Thomas, III

Address: c/o Frank A. Thomas, III, PLC PO Box 190, 149 W. Main Street Orange, VA 22960

Phone No.: 540-672-2711

E-Mail: awatson@thvalaw.com

TAX MAP: 51-39A ZONE: A1

OF ACRES TO BE COVERED BY SPECIAL USE PERMIT: Approximately 40 (55.000 acres)


(N. James Madison Highway and Locust Dale Road)

LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT: Rt. 15 and rt 614 1296 N James Madison Hwy, Locust Dale, VA 22948

Is this an amendment to an existing Special Use Permit? If yes, provide that SP Number: n/a

PROPOSAL/REQUEST: Indefinite Special Use Permits for a Public Building (3-2-14), a Restaurant (3-2-19), and a Private Park (3-2-9). (Site Plan to follow after special use permit request.)

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.


Signature of Owner or Agent

June 3 2019
Date

Anna Flewelling Watson
Print Name

540 672 2711
Daytime phone number of Signatory

Have all the necessary statements, plats, plans and other pertinent information been submitted? ☒ Yes ☐ No

Reviewed by Planning Commissioner:
Conditions, if any:

Date: _____

Action Taken by Board of Supervisors:
Conditions, if any:

Date: _____

APPROVED: ☐ DENIED: ☐ Betty C. Grayson, Zoning Administrator

Date: _____

FRANK A. THOMAS, III, P. L. C.

ATTORNEYS AND COUNSELLORS AT LAW

149 W. MAIN STREET

P. O. Box 190

ORANGE, VIRGINIA 22960

540-672-2711

FACSIMILE 540-672-2714

EMAIL: th1@thvalaw.com

FRANK A. THOMAS, III

ANNA FLEWELLING WATSON

Writer's Email Address:

awatson@thvalaw.com

June 3, 2019

Carleton Yowell, Chair
Madison County Planning Commission
PO Box 1206
414 N. Main Street
Madison, Virginia 22727

Dear Mr. Yowell:

Enclosed with this letter, please find an application for an Indefinite Special Use Permit I am filing on behalf of Poole Holdings, LP for inclusion on the agenda for the July 3, 2019 Madison County Planning Commission meeting.

This application for a Special Use Permit comes following a request from the United States Postal Service to renovate and expand the Locust Dale Post Office. The Special Use Permit will allow Poole Holdings, LP to move the Historic Locust Dale Store and Locust Dale Post Office to the top of a hill, approximately 250 yards east up Route 614 from their existing location at the intersections of U.S. Route 15 and Routes 614 and 634. The Locust Dale Post office and Store will be renovated and its footprint expanded to include space that will accommodate a private restaurant and catering enterprise. The area around the renovated Locust Dale Store, on the east side of U.S. Route 15 and south side of route 614 will be repurposed into a private park, with walking trails, picnic tables, and a natural amphitheater.

While we would like to have this application included for consideration at the July 3, 2019 Planning Commission meeting, Frank Thomas and I are more than happy to meet prior to this date with the necessary parties to discuss the plan and answer any questions.

Sincerely,



Anna Flewelling Watson

Enclosures

c.c w/enc:
Jack Hobbs
Sean Gregg

PROPOSAL
APPLICATION FOR AN INDEFINITE SPECIAL USE PERMIT
MADISON COUNTY, VA

Submitted June 3, 2019

Property Owner: Poole Holdings, LP

Property Owner Address:

9427 Oak Park Rd

Locust Dale, VA 22948

Assisting Attorneys:

Anna Flewelling Watson, Esq and Frank A. Thomas, III, Esq.

Assisting Attorney Address:

Frank A. Thomas, III, PLC

PO Box 190, 149 W. Main Street

Orange VA

Property Location:

1296 N James Madison Hwy, Locust Dale, VA 22948

Tax Map Number: 51-39A

Approximate Acreage: 55.498 (total), approximately 40 acres affected by project

Current Zoning: A1

Proposed Zoning Change: Indefinite Special Use Permits for a Public Building (3-2-14), a Restaurant (3-2-19), and a Private Park (3-2-9)



Adjoining Landowners:

SANFORD, WILLIAM WALLACE	1570 FOREST DR	ORANGE	VA
RIDGEWAY, MICHAEL A OR ANN F	9324 OAK PARK RD	LOCUST DALE	VA
RIDGEWAY, MICHAEL A OR ANN F	9324 OAK PARK RD	LOCUST DALE	VA
CONTI, ERIC M	9152 OAK PARK RD	LOCUST DALE	VA
JOHNSON, CHRISTOPHER OR RUTH	6455 LOCUST DALE RD	LOCUST DALE	VA
POOLE HOLDINGS LP	9427 OAK PARK RD	LOCUST DALE	VA
BUSBOSO, ERNEST B OR JEAN D	1680 N JAMES MADISON HWY	LOCUST DALE	VA
SPONSKI, JOHN J OR MARY LEW	1674 N JAMES MADISON HWY	LOCUST DALE	VA
POOLE HOLDINGS LP	9427 OAK PARK RD	LOCUST DALE	VA
HENSLEY, BRUCE GARLAND OR DONNA A	9531 EVERONIA RD	UNIONVILLE	VA
MADISON FARM-LOCUST DALE LC	6800 LOCUST DALE RD	LOCUST DALE	VA
MADISON FARM-LOCUST DALE LC	6800 LOCUST DALE RD	LOCUST DALE	VA

Property Description:

All that Certain Tract of Land Containing 55.498 acres, more or less, with the buildings and improvements thereon situated at Locust Dale in Locust Dale Magisterial District, Madison, VA lying on both sides of the road leading from Orange to Culpeper designated U.S. Highway Route Number 15. (Hereinafter “the Property”).

Current uses of the property:

The Property is Currently home to:

- (i) the historic Locust Dale store, located at the intersection formed by the east side of Route 15 and the south side of Route 614;
- (ii) the Locust Dale US Post Office trailer;
- (iii) an Outhouse providing the only toilet facility for the Property on the east side of U.S. Route 15;
- (iv) the historic Locust Hill home and farm complex is located on the west side of U.S. Route 15.

The entrance to the Post office is currently on a busy corner of Routes 15 and 614 and is one of the most dangerous intersections along the Madison County section of U.S. Route 15 corridor, the site of hundreds of automobile accidents over the course of the Locust Dale Post Office’s tenure on the parcel.

Relocation and Renovation of the Locust Dale Store and Locust Dale Post Office

Overall project plan:

Move the Historic Locust Dale Store and Locust Dale Post Office, to the top of a hill, approximately 250 yards east up Route 614 from their existing location at the intersections of U.S. Route 15 and Routes 614 and 634. A rendering of the new location is shown on Exhibit A. An entrance was preliminary approved by VDOT in 2006 in the proposed location for a purpose that never materialized. The Locust Dale Post Office is currently in an aging trailer with limited facilities and parking. The Locust Dale Post office will be an addition to the Historical Locust Dale Store, which will be renovated and its footprint expanded to include space that will accommodate a private restaurant and catering enterprise. The area around the renovated Locust Dale Store, on the east side of U.S. Route 15 and south side of route 614 will be repurposed into a private park, with walking trails, picnic tables, and a natural amphitheater.

The renovation of the Locust Dale Store, which has existed in its current site in Locust Dale since the 1880s will be in keeping with the historic character of the building. The Willis family operated the Locust Dale Store into the mid-twentieth century. A renovation and relocation of the Locust Dale Store will allow it to return to commercial use in a safe, economically viable, and aesthetically pleasing manner.

The US Postal Service has requested that the Applicant renovate and expand the Locust Dale Post Office. The Post Office serves a crucial function in Locust Dale. The renovation of its Locust Dale facilities will enhance services to members of the Locust Dale community and provide a vital community center and meeting point for community members. The Locust Dale Post Office is the only Post Office along U.S. Route 15 between Orange and Culpeper.

**Permitted Special Use: Public Building (Section, 3-2-14, ZONING ORDINANCE
FOR MADISON COUNTY, VIRGINIA)**

The current Locust Dale Post Office, currently in a trailer, its home for over four decades, will be moved into a portion of the relocated, renovated, and expanded Locust Dale Store building.

The Locust Dale Post Office is one of the most profitable and busiest Post Offices in Madison County. Its relocation will allow for additional parking, while not changing the character and established pattern of development of the area into which it wishes to relocate. It will be in keeping with the Property's established use and thus will not adversely affect the use of neighboring property or the welfare of persons living and working in the neighborhood of the proposed use. Further, the removal of the Locust Dale U.S. Post Office trailer will revert the intersections of U.S. Route 15 and Routes 614 and 634 to a more scenic rural landscape, further keeping with the character of its surroundings.

The entrance to the relocated Locust Dale Post Office will be moved up Rt. 614 to correspond to the Locust Dale Store's new location and will connect to an expanded and relocated parking area. The updated driveway and entrance will eliminate current safety and line of site concerns that handicap the existing entrance along U.S. Route 15. The proposed commercial entrance will allow for ample line of site for drivers leaving the Property and for those passers-by traveling along Route 614.

Permitted Special Use: Restaurant (Section, 3-2-19, ZONING ORDINANCE FOR MADISON COUNTY, VIRGINIA)

The total footprint of the renovated Locust Dale Store will be approximately five thousand (5000) square feet. Approximately seven hundred-fifty (750) square feet will encompass the Locust Post Office, while the remainder will house restaurant and catering operations. Renderings of the proposed renovations to the Locust Dale Store are attached as Exhibit B.

The proposed restaurant will fill a gap in Madison County's highly traveled section of The Journey Through Hallowed Ground Trail. While visitors have traditionally passed through the Madison County Section of The Journey Through Hallowed Ground Trail on their way to surrounding counties north and south of Madison, the proposed seasonal venue will keep tourism dollars in Madison County.

The restaurant will seat patrons at both indoor and outdoor tables. Poole Holdings, LP will lease the restaurant space to a third party and is not anticipated to be involved in active operations at this time, although may do so in the future.

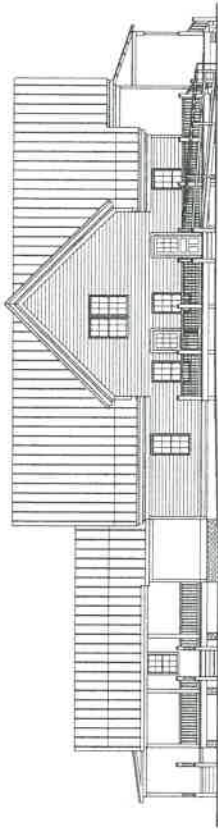
Permitted Special Use: Private Park (Section, 3-2-9, ZONING ORDINANCE FOR MADISON COUNTY, VIRGINIA)

The currently vacant forest and field will be landscaped into a private park to support both the Post Office and the restaurant. The park will include a natural outdoor amphitheater and walking trails. All landscape design will correspond to existing natural features. The natural outdoor amphitheater will host seasonal arts and community programs curated to both Madison County Residents and out of region guests traveling the U.S. Route 15 corridor.





PROPOSED RENOVATIONS
OF
LOCUST DALE COUNTRY STORE
LOCUST DALE, VA



MLA

Michael Lyneack Architects
100% Board Certified
100% LEED Accredited
100% Green Building
100% Sustainable
100% Eco-Friendly

date:
5/24/11

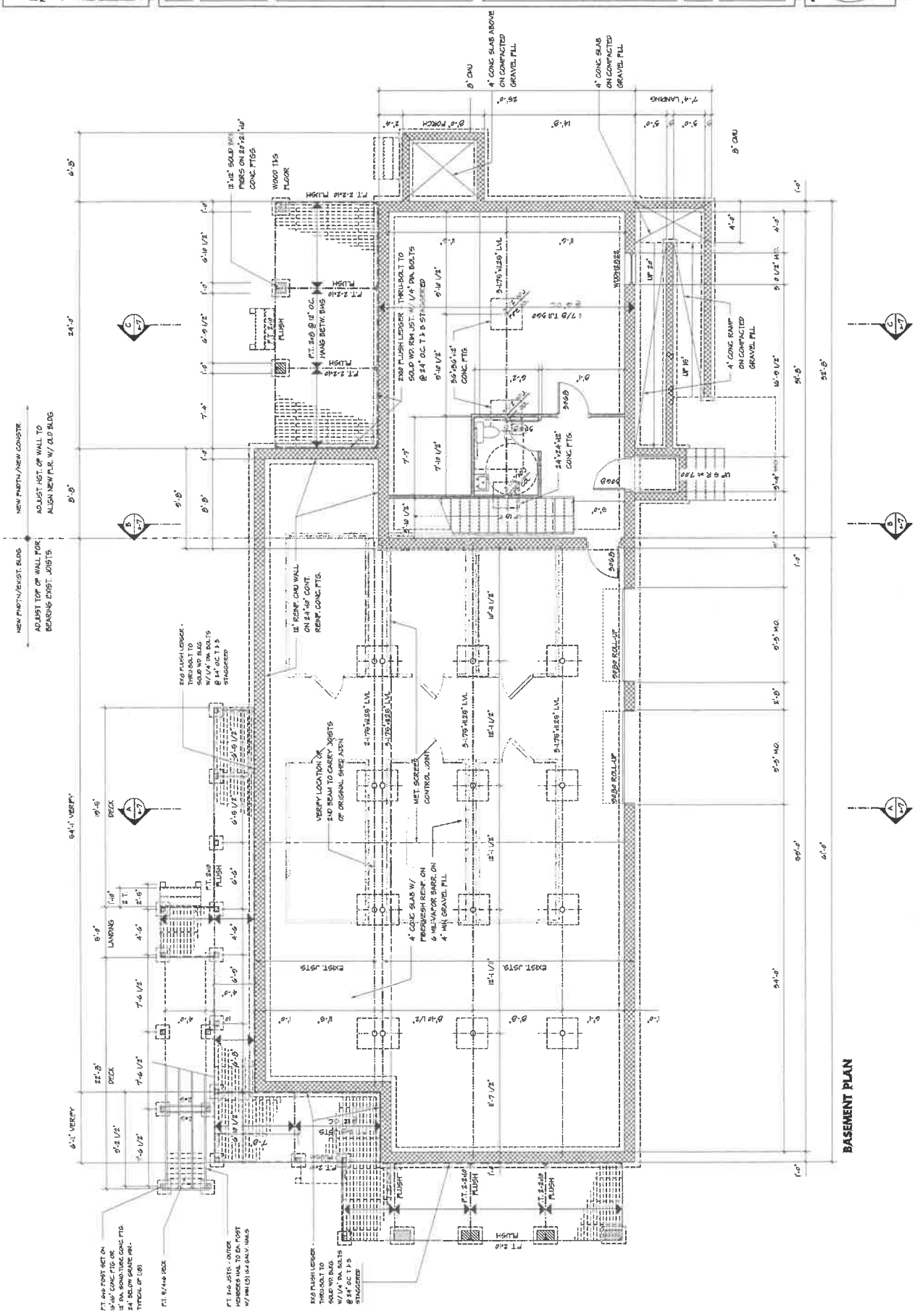
revisions:

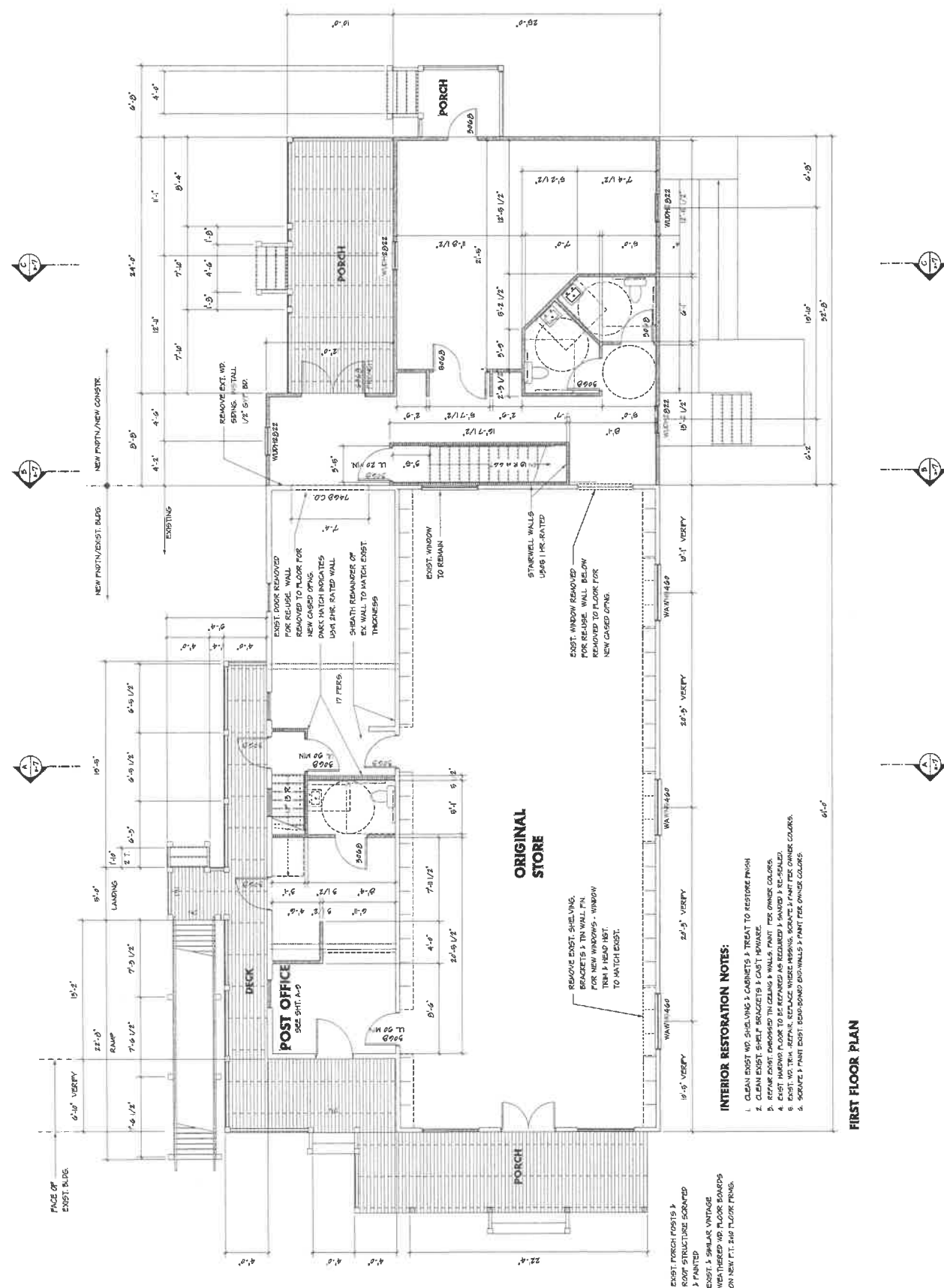
PROPOSED RENOVATIONS
OF
LOCUST DALE COUNTRY STORE
LOCUST DALE, VA

scale:
1/4" = 1'-0"

sheet no.

scale:





MLA

Michael Lybeck Architects

100 N. Kent Street

College Park, Virginia 22046

703.441.1111

www.mla-va.com

date:

5/24/11

revisions:

PROPOSED RENOVATIONS
OF
LOCUST DALE COUNTRY STORE
LOCUST DALE, VA

2ND FLOOR PLAN,
LOWER ROOF FRMG.

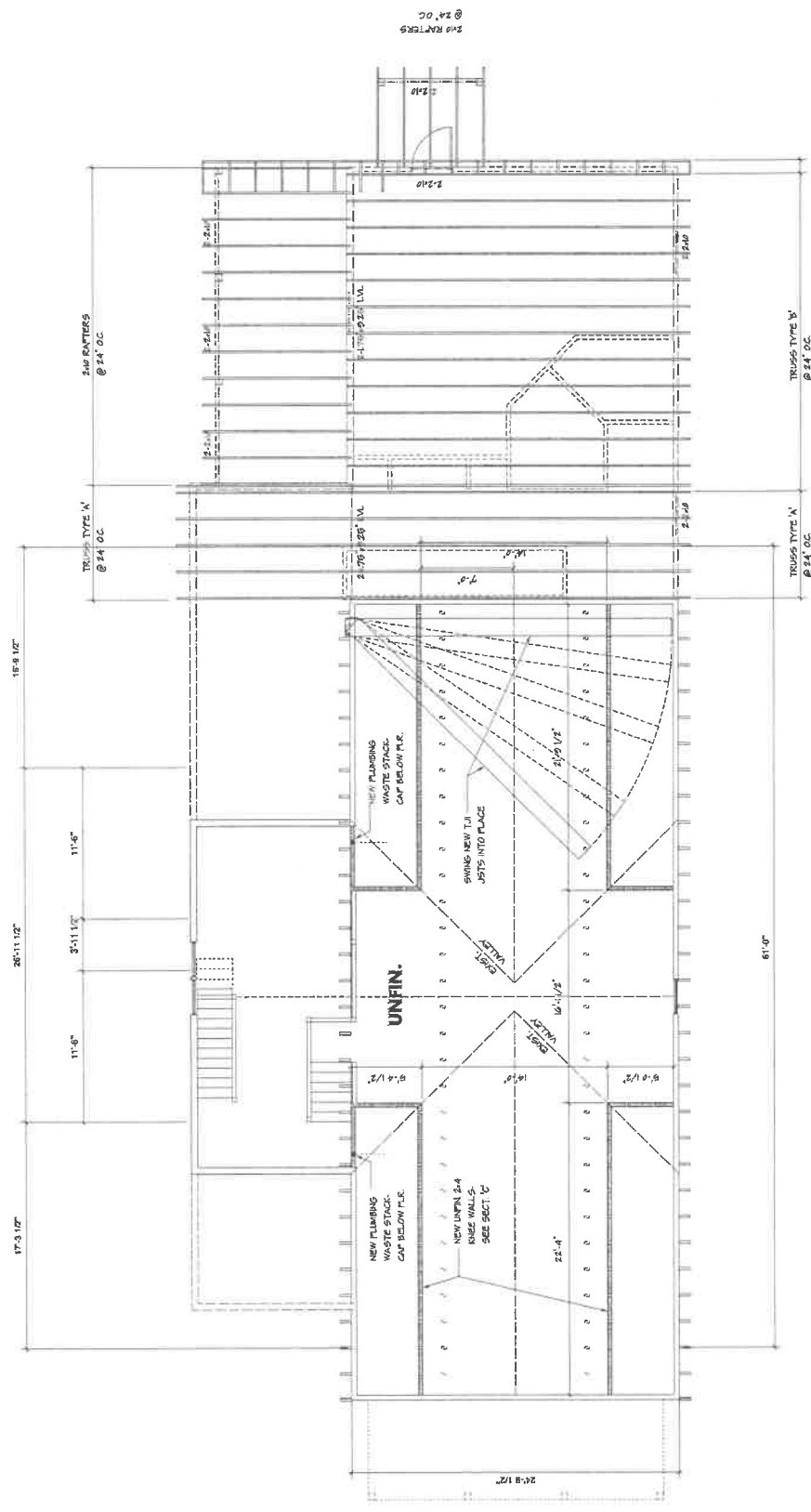
scales:

1/4" = 1'-0"

sheet no.

A.4

scale:



2ND FLOOR PLAN

LOWER ROOF FRAMING

EXTERIOR NOTES:

- ROOF**
1. EXISTING STANDING SEAM METAL ROOF & FLASHINGS TO BE SCRAPED FREE OF LOOSE PAINT.
 2. PATCH & REPAIR TO RESTORE WEATHERPROOF PERFORMANCE.
 3. PREPARE SURFACE PRIME & PAINT PER PAINT MFR. RECOMMENDATIONS.
- SIDING**
1. EXISTING WOOD SIDING, CORNICES & CORNER TRIM TO BE SCRAPED FREE OF LOOSE PAINT.
 2. REPAIR OR REPLACE DAMAGED PIECES TO MATCH EXISTING.
 3. PREPARE SURFACE FOR PRIMING & PAINTING PER PAINT MFR. RECOMMENDATIONS.
- WINDOWS**
1. EXISTING WOOD WINDOWS & TRIM TO BE SCRAPED FREE OF LOOSE PAINT.
 2. REPAIR DAMAGED HEADJAMS, SILLS & TRIM PIECES TO MATCH EXISTING.
 3. REPAIR WOOD SHAKES & RESTORE OPERABILITY.
 4. REPAIR & REPLACE EXISTING GLAZING TO RESTORE WEATHERPROOF PERFORMANCE.
 5. PREPARE SURFACES FOR PRIMING & PAINTING PER PAINT MFR. RECOMMENDATIONS.
- DOORS**
1. EXISTING WOOD DOORS & TRIM TO BE SCRAPED FREE OF LOOSE PAINT.
 2. REPAIR DAMAGED HEADJAMS, SILLS & TRIM PIECES TO MATCH EXISTING.
 3. REMOVE, REPAIR, PAINT, SHAKES, LATCHES & HINGES TO RESTORE OPERABILITY & RE-INSTALL.
 4. REPAIR & REPLACE EXISTING GLAZING TO RESTORE WEATHERPROOF PERFORMANCE.
 5. PREPARE SURFACES FOR PRIMING & PAINTING PER PAINT MFR. RECOMMENDATIONS.

MLA

Michael Lyette Architects

10-8-Burke Drive

Locust Dale, VA 22645

540-825-5181

sheet
2/04/1

revisions

PROPOSED RENOVATIONS
OF
LOCUST DALE COUNTRY STORE
LOCUST DALE, VA

FRONT & REAR ELEVATIONS,
BUILDING SECTION

scale
1/4" = 1'-0"

sheet no.
A.5

scale
1/4" = 1'-0"

